

099.0

0005

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

757,200 / 757,200

USE VALUE:

757,200 / 757,200

ASSESSED:

757,200 / 757,200



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
32		MELVIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WELCH EUGENE J & CAROL L	
Owner 2:	
Owner 3:	

Street 1: 32 MELVIN RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 7,355 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2318 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7355		Sq. Ft.	Site		0	70.	0.87	4									448,455						448,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7355.000	308,700		448,500	757,200		64673
Total Card	0.169	308,700		448,500	757,200	Entered Lot Size	GIS Ref
Total Parcel	0.169	308,700		448,500	757,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	326.60	/Parcel: 326.6	Land Unit Type:	Insp Date
							10/19/16

PREVIOUS ASSESSMENT								Parcel ID	099.0-0005-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	308,700	0	7,355.	448,500	757,200	757,200	Year End Roll	12/18/2019
2019	101	FV	248,000	0	7,355.	448,500	696,500	696,500	Year End Roll	1/3/2019
2018	101	FV	248,000	0	7,355.	384,400	632,400	632,400	Year End Roll	12/20/2017
2017	101	FV	248,000	0	7,355.	358,800	606,800	606,800	Year End Roll	1/3/2017
2016	101	FV	248,000	0	7,355.	307,500	555,500	555,500	Year End	1/4/2016
2015	101	FV	233,400	0	7,355.	275,500	508,900	508,900	Year End Roll	12/11/2014
2014	101	FV	233,400	0	7,355.	255,000	488,400	488,400	Year End Roll	12/16/2013
2013	101	FV	233,400	0	7,355.	243,100	476,500	476,500		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
	12452-292		6/11/1973		36,500	No	No	N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/18/2015	1148	Redo Kit	56,868	8/18/2015				Renovate kitchen,	10/19/2016	Measured	DGM	D Mann											
6/26/2006	517	Manual	15,000			G7	GR FY07	REMOVE GLASS WALLS	10/19/2016	Permit Visit	DGM	D Mann											
7/8/2002	528	Siding	16,000	C				VINYL SIDING	3/3/2009	Meas/Inspect	163	PATRIOT											
4/8/1994	100	Alterati	10,000					NEW ENTRY	2/6/2003	External Ins	PM	Peter M											
4/4/1994	89	Manual	7,000					ROOFING	11/20/1999	Inspected	263	PATRIOT											
									11/9/1999	Mailer Sent													
									10/21/1999	Measured	256	PATRIOT											
									8/23/1991		JK												
										Sign:	VERIFICATION OF VISIT NOT DATA												

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape	1H - 1 & 1/2 Sty	Full Bath: 1	Rating: Good	SHOWER STALL & SINK IN BMT.															
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:																
Foundation: 1 - Concrete		3/4 Bath: 1	Rating:																
Frame: 1 - Wood		A 3QBth: 1	Rating: Average																
Prime Wall: 4 - Vinyl		A HBth: 1	Rating:																
Sec Wall: %		OthrFix: 2	Rating: Average																
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good																
Color: WHITE		A Kits: 1	Rating:																
View / Desir:		Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1952	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD	Phys Cond: GD - Good	18. %		Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 2 - Plaster	Functional:			Interior:	1	7	3												
Sec Int Wall: %	Economic:			Additions:															
Partition: T - Typical	Special:			Kitchen:															
Prim Floors: 3 - Hardwood	Override:			Baths:															
Sec Floors: 4 - Carpet	Total: 18.6 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:											
<b>SPEC FEATURES/YARD ITEMS</b>								PARCEL ID	099.0-0005-0006.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X8		A	AV	1990		0.00	T	23.2	101						
More: N				Total Yard Items:				Total Special Features:				Total:							